

SMITHFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING – NOVEMBER 13, 2025, AT 7:00PM

A Regular Meeting of the Smithfield Township Planning Commission was held on November 13, 2025, at the Smithfield Township Municipal Center at 1155 Red Fox Rd, East Stroudsburg, PA 18301, and via Zoom.

Present are Commissioners Scott Amori, Chris Bowers, James Munet, Doug Schryver, David Strunk, and Jean Turn, Supervisor Robert Lovenheim, Solicitor Ronold J. Karasek, Township Engineer Jon S. Tresslar, Administrative Coordinator Jessica Hodge, Conservation & Recreation Director Dr. Alex Jackson, and Township Manager Julia Heilakka. Commissioner Dr. Nicole Carney is not present.

Also present are Jim DePetris and Zak Klaptosky.

1. Chairman Scott Amori calls the meeting to order at 7:00PM.

2. The Pledge of Allegiance is recited.

3. Minutes:

- a. October 9, 2025 Regular Meeting.** Commissioner Strunk motions to accept the minutes from the October 9, 2025 regular meeting, Commissioner Munet seconds. Vote: all in favor; motion carries.

4. Old Business:

- a. Table: 3 Point Garden Major Subdivision. Deadline – 12.18.2025.** Commissioner Strunk motions to table this item to December, Commissioner Bowers seconds. Vote: all in favor; motion carries.
- b. Table: Verizon Wireless/Magick Cauldron LDP. Deadline – 01.20.2026.** Commissioner Amori motions to table this item until the January 2026 meeting, Commissioner Schryver seconds. Vote: all in favor; motion carries.

5. New Business:

- a. Discuss: Data Center Updates Amendment.** Julia Heilakka states the Township received the MCPC review for Ordinance No. 260 – Data Centers during the advertising period for the ordinance. This amendment discusses suggestions from the Monroe County Planning Commission and additional changes from the Township Planning Commission.

Dr. Alex Jackson discusses MCPC Comment #2 regarding aesthetics. The Commission feels current wording is adequate.

Dr. Alex Jackson discusses MCPC Comment #3, regarding landscaping and buffers, and feels the current width of the landscape buffer (100ft) is widely used by other townships

in the West End. The current 200 ft buffer comes from a setback currently in the ordinance, §27-511.22.B.2. The Commission recommends keeping the setbacks as stated.

Dr. Alex Jackson discusses MCPC Comment #4, lot minimums, and suggests a minimum acreage requirement of 5 acres based on other townships in Monroe County. Jon Tresslar clarifies a 200ft setback would require a five acre lot and suggests it is not needed because of the setbacks. The Commission decides not to require a minimum lot size.

Dr. Alex Jackson discusses MCPC Comment #5, woodland disturbance. Commissioner Turn discusses limiting woodland disturbance to the limit of disturbance. Jon Tresslar states most developers don't clear more land than necessary, but suggests limiting it by a percentage. Commissioner Schryver discusses the size of data centers and Commissioner Turn expresses concern for clear cutting. The Commission will circle back to this item.

Dr. Alex Jackson discusses the Commission's request for additional bonding requirements for decommissioning. The Commission agrees with the proposed language.

Dr. Alex Jackson discusses MCPC Comment #9, parking requirements. The Commission prefers the language as written, but will remove words after "required."

Dr. Alex Jackson discusses the 100,000 GPD and loop system. The number is based on the Delaware River Basin Water Code compact in §2.50.2. Ron Karasek states DRBC regulations preempt the Township. Commissioner Munet discusses how Act 220 applies to this item. Jon Tresslar discusses how DEP and DRBC work with one another on water regulations. The Commission discusses concerns for water usage.

Commissioner Schryver asks if anyone thinks data centers will come to the Township. Commissioner Munet suggests data centers will come once their footprint shrinks.

Robert Lovenheim discusses sound levels on page 11 of the original ordinance and is concerned where the sound is measured and that a noise study can be conducted only after a data center is built. Commissioner Schryver discusses OSHA requirements. Dr. Alex Jackson states the table was in the zoning ordinance since the 2008 update.

Zak Klaptosky states data centers should be subject to stricter regulations, the current noise ordinance makes data centers illegal, the Township does not have the personnel or equipment to enforce noise ordinances, and the noise ordinance is unenforceable.

Robert Lovenheim states the Township uses Reed professional units that are calibrated. Alex Jackson suggests getting a professional opinion on noise; this is complicated because of vibrations and humming. The Commission would like a professional opinion on this matter.

Zak Klaptosky feels the Township is giving special treatment to data centers.

6. Public Comment:

- a. Jim DePetris states he can only develop about 20 acres at Smithfield Gateway and is preparing for two restaurants behind Wawa and relocating the Dunkin'. They have the funds required to complete SR 209, and will be able to proceed next paving season. He is pursuing a load study for Smithfield Gateway to determine if there are sufficient power requirements for data centers.

Jim DePetris states that data centers used to be by-right and are now conditional use, and he is glad to see this. If constructed, data centers bring a lot of revenue to the Township. He will be submit something to the Township soon.

- b. Commissioner Munet asks for bike paths on the Smithfield Gateway property.
- c. Zak Klaptosky states Jim DePetris has been planning a data center the whole time, but he has a large piece of land that he cannot ride motor bikes on. He feels data centers get special privileges and that a motocross track is more beneficial than a data center. He feels that the new ordinance is not as strict as the former.

7. **Adjournment:** There being no other business before the Commission, Commissioner Amori motions to adjourn, Commissioner Strunk seconds. Vote: all in favor; meeting adjourned at 8:03PM.

Minutes Recorded by Julia Heilakka

Respectfully submitted,



Julia Heilakka
Township Secretary